



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
3430 Courthouse Drive ♦ Ellicott City, Maryland 21043 ♦ 410-313-2350

Marsha S. McLaughlin, Director

[www.co.ho.md.us](http://www.co.ho.md.us)  
FAX 410-313-3467  
TDD 410-313-2323

**TECHNICAL STAFF REPORT**  
**MAPLE LAWN FARMS**

**Planning Board Meeting of April 3, 2014**

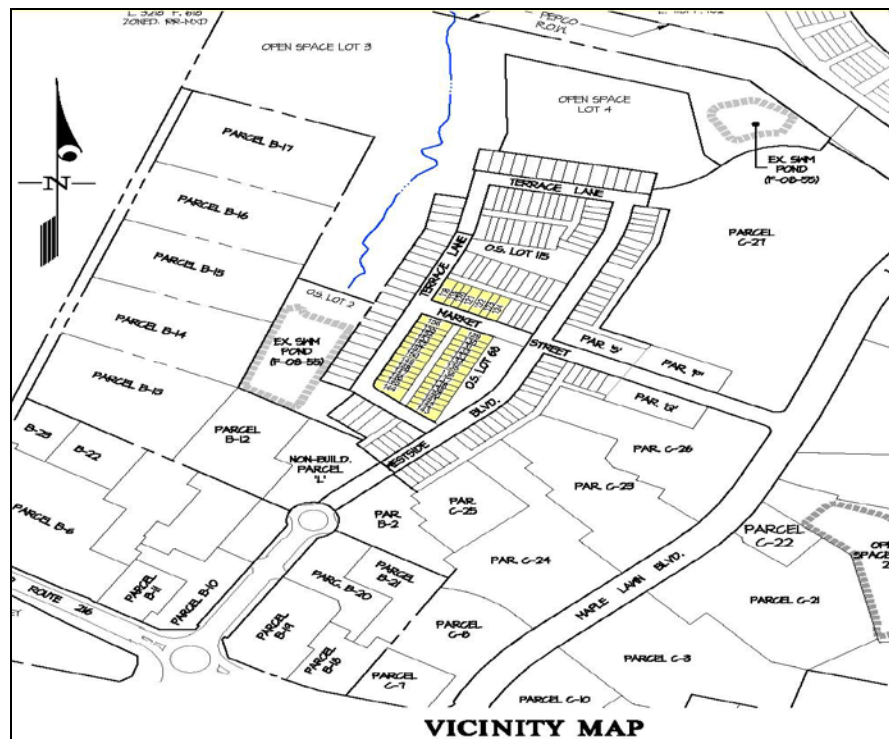
**File No./Petitioner:** SDP-14-048 NVR, Inc.

**Project Name:** Maple Lawn Farms, Westside District, Area 4, Lots 118-124 and 129-156

**Request:** The request is for approval of a site development plan (SDP) for the construction of 35 single family attached (SFA) dwellings and other related site improvements in accordance with Section 127.0.F.1 of the Howard County Zoning Regulations. The site area for this SDP is approximately 2.53 acres of the 605.3 acre total tract area for Maple Lawn Farms and is zoned "MXD-3" (Mixed Use Development).

**Location:** The single family attached dwellings will be located along Market Street, Terrace Lane, and Westside Boulevard, west of Maple Lawn Boulevard and north of Route 216 (in the Westside District), identified on Tax Maps 41 and 46, Grid Nos. 3 and 21 in the Fifth Election District of Howard County, Maryland.

**DPZ Recommendation:** Approval, subject to compliance with any comments from the Planning Board. There were no outstanding comments received from reviewing agencies regarding this development proposal.



**Vicinal Properties:**

The 35 townhouse units will be located in the Westside District, Area 4, of the Maple Lawn Farms project and are surrounded by the following:

**North Side** - To the north of Lots 118-124 is Westside District Area 3 – a row of residential lots designated for townhome development.

**East Side** - To the east of Lots 129-143 is Westside Boulevard.

**South Side** – To the south of Area 4 are future residential (townhome) lots of Westside District Area 5 (fronting Terrace Lane) and existing Lots 109-114 of Westside District Area 3.

**West Side** - To the west of Lots 144-156 are Lots 157-166 of Westside District Area 4 (fronting Terrace Lane).

**Site History:**

- **ZB Case No. 995M** for the establishment of the Maple Lawn Farms MXD Preliminary Development Plan and Development Criteria approved December 29, 2000 and the PDP documents were signed by the Zoning Board on February 8, 2001.
- **PB Case No. 353**, Comprehensive Sketch Plan and Development Criteria approved by the Planning Board on July 11, 2001.
- **S-01-17**, Sketch Plan for the entire Maple Lawn Farms MXD project received signature approval on August 1, 2001.
- **ZB Case No. 1039M** to establish the MXD District for the former Wessel and Oliver Properties and to amend the previously approved PDP for Maple Lawn Farms was approved on March 20, 2006.
- **PB Case No. 378**, Amended Comprehensive Sketch Plan and Development Criteria approved by the Planning Board on January 25, 2007.
- **S-06-16**, Amended Sketch Plan for the entire 605.3 acre Maple Lawn Farms MXD project received signature approval on February 20, 2007.
- **P-13-02**, Preliminary Plan to establish the Westside District, Area 4, received signature approval on April 11, 2013.
- **F-14-015**, Final Plan to establish the Westside District, Area 4, Lots 118-170, Open Space Lot 68, and Common Open Area Lots 171. \* *This plat has not been recorded as of the date of this staff report.*

**Site Analysis:**

**Site Improvements** - This SDP proposes the construction of 35 SFA residential dwelling units and other related site improvements. This SDP is designed in accordance with the "Traditional Neighborhood Design" (TND) concept with the townhouses fronting closely to the public streets to define an urban streetscape to promote pedestrian traffic within the community. On the west side of Westside Boulevard, there are fifteen (15) townhomes that will front green space (Open Space Lot 68) and will have detached garages at the rear of the lots served by a 16' wide paved private use-in-common alley. On the north east side of Market Street, there are seven (7) townhomes that will have detached garages at the rear of the lots served by a 16' wide paved private use-in-common alley. On the east side of Terrace Lane, there are thirteen (13) townhomes that will have detached garages at the rear of the lots served by a 16' wide paved use-in-common alley. Each of the SFA units will accommodate their required two off-street parking spaces within their garages. A total of 70 off-street parking spaces are required for these units (35 units x 2 spaces each) with 70 parking spaces provided within two car garages. In addition, there are un-striped on-street parking spaces provided for overflow and visitor parking within the nearby

Terrace Lane and Westside Boulevard right of ways. No parking is permitted within the private alley.

**Storm Water Management (SWM)** - Storm water management for this project is provided in regional SWM facilities constructed under Final Plans, F-05-012, F-08-055 and F-12-021

**Environmental Considerations** - There are no 100 year flood plain, wetlands, streams or buffers located within the subject residential lots.

**Landscaping** - The Landscape Plan for this project complies with the alternative compliance provision of the Howard County Landscape Manual and the Maple Lawn Farms Landscape Design Criteria. The developer is providing the required shrubs (at a rate of 1 per 4 feet of lot width at BRL). A total of 311 shrubs, 8 shade trees and 4 ornamental flowering trees shall be planted along the fronts of the units and the sides of those units which are adjoining a public road.

**Forest Conservation** - This project previously addressed the forest conservation requirements of Section 16.1200 of the Howard County Code under the processing of Final Plan, F-08-054.

**Adequate Public Facilities** - This project passed the tests for road adequacy and open schools under the CSP, S-01-17 and Amended CSP, S-06-16.

**Development Criteria** – This SDP complies with all development criteria requirements approved under S-06-16 and PB Case No. 378. All proposed SFA dwellings and related improvements comply with the setback and height requirements that are outlined under the CSP, S-01-17 and the Amended CSP, S-06-16.

#### **Planning Board Criteria:**

This SDP is in compliance with the five criteria requirements of Section 127.0.F.2 of the Howard County Zoning Regulations for Planning Board approval of a site development plan as follows:

1. **Is consistent with the approved Preliminary Development Plan (PDP), Comprehensive Sketch Plan (CSP) and Development Criteria.**

The site design for the proposed SFA residential dwellings and associated site improvements are consistent with the approved PDP, CSP and Development Criteria requirements approved for this project. This SDP is also consistent with the purpose and design concept for a "Traditional Neighborhood Design" (TND) development.

2. **Satisfies the applicable requirements of Section 127.0.E.3 (Decision by the Planning Board for the CSP and Development Criteria).**

This SDP satisfies the requirements of Section 127.0.E.3 of the Zoning Regulations which describes the Planning Board's approval decision of the CSP and the Development Criteria. The Planning Board approved the amended CSP and Development Criteria under PB Case No. 378 by a Decision and Order dated January 25, 2007.

**3. Makes effective use of landscaping to provide buffers where needed and to enhance the site design.**

The home builder proposes to install enhanced landscaping for each of the SFA lots at or above what is mandated by the approved PDP, CSP, the Howard County Landscape Manual and the MLF Landscape Design Criteria. The MLF Landscape Design Criteria requires the planting of 1 shrub per 4 linear feet of lot width in the front yard and no landscaping in the side or rear yards, unless the lot is a corner lot facing a public street where 1 shrub per 4 linear feet of side building length is required. For residential building types fronting an attached green area (Open Space Lot 68), street trees shall be planted in front of the structures and within the public open space. The developer shall provide 8 shade trees and 2 flowering ornamentals to be located within the green area. Therefore, together with the required streetscape planting along the public streets and the 311 shrubs, 8 shade trees and 4 ornamental flowering trees, the site design for the SFA lots will be enhanced.

**4. Provides squares, plazas or other useable landscaped areas within apartment developments, office developments or focal points.**

This SDP in conjunction with Final Plan, F-14-015, will provide the landscaping and other site amenities including street lighting, street trees and pedestrian sidewalks as part of the development of these townhouse units. A community square/open space area (Open Space Lot 68) will be provided in accordance with the approved PDP, CSP and other future site development plans for this project.

**5. Implements the pedestrian circulation system for the MXD Use Development.**

This SDP in conjunction with approved Final Plan, F-14-015 and other approved or future SDP's will provide the pedestrian circulation system including sidewalks, pathways and crosswalks for the Westside District of Maple Lawn Farms. Sidewalks will be provided on both sides of all public streets adjacent to the proposed townhouse units in accordance with approved Final Plan, F-14-015 and this SDP.

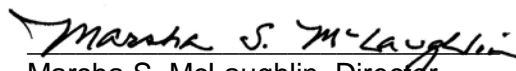
**SRC Action:**

On March 11, 2014, the Subdivision Review Committee (SRC) determined this SDP may be approved, subject to compliance with the SRC comments. The SRC comments primarily addressed the need to make minor drafting revisions to the SDP prior to signature approval by DPZ.

**Please note that this file is available for public review at the Department of Planning and Zoning's public service counter, Monday through Friday, 8:00 a.m. to 5:00 p.m.**

**Recommendation:**

The Department of Planning and Zoning recommends that the Planning Board approve this SDP, subject to the recordation of the final plat (F-14-015) and compliance with the SRC agency comments issued for SDP-14-048.

  
Marsha S. McLaughlin, Director  
Department of Planning and Zoning

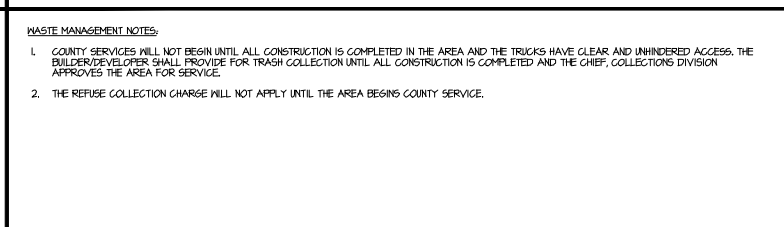
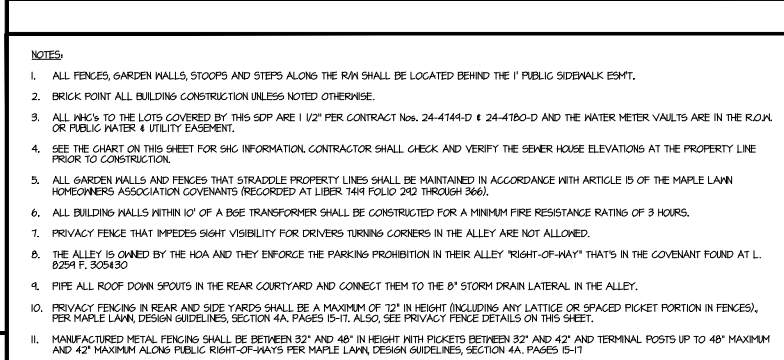
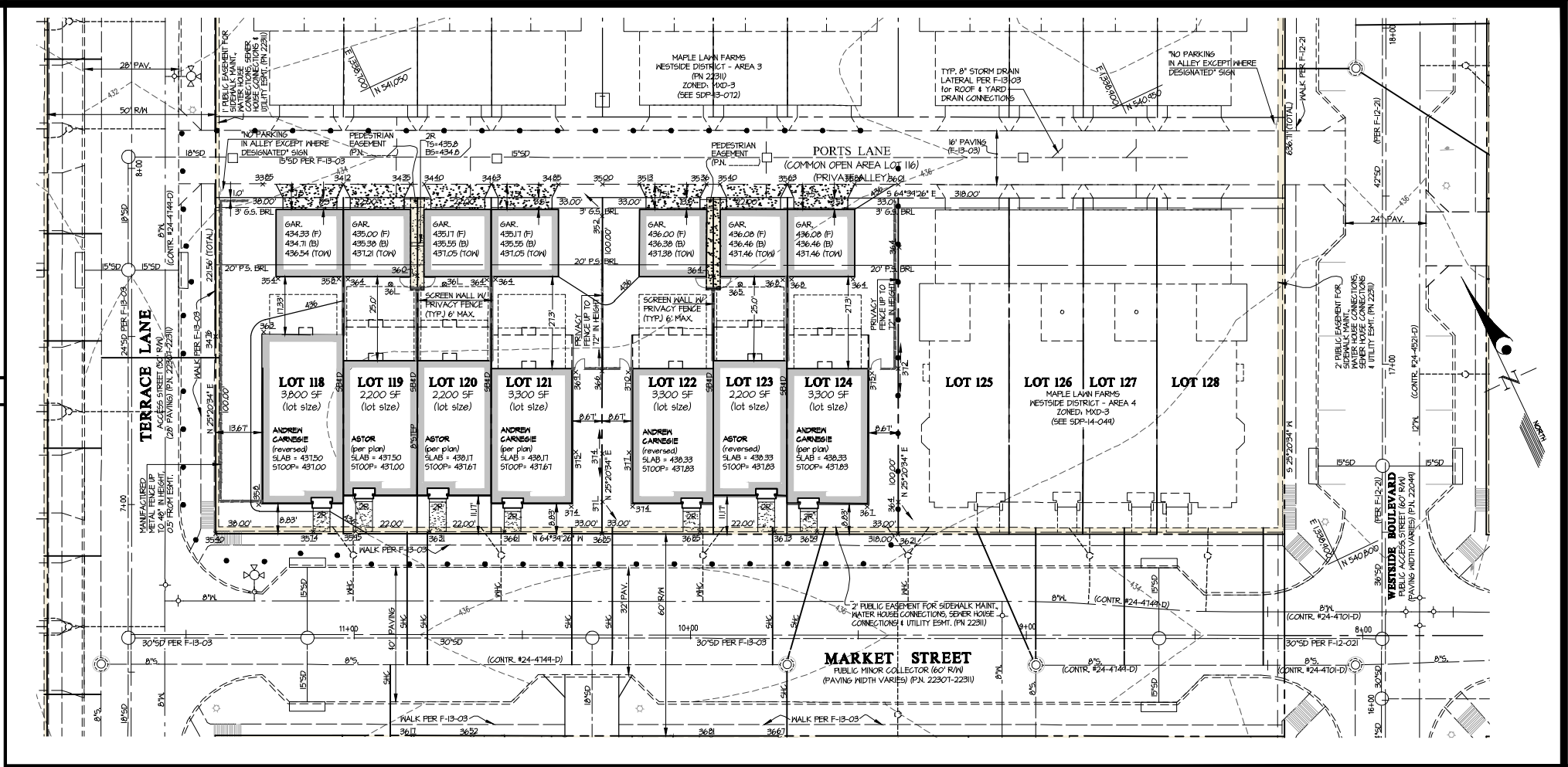
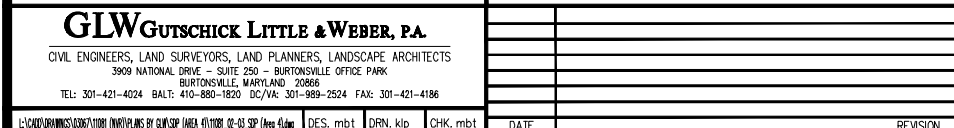
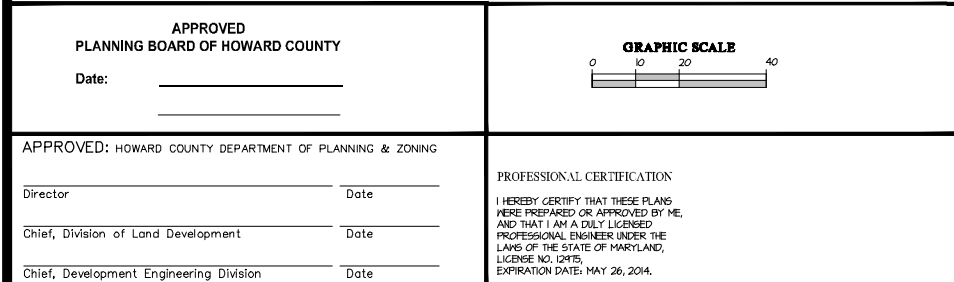
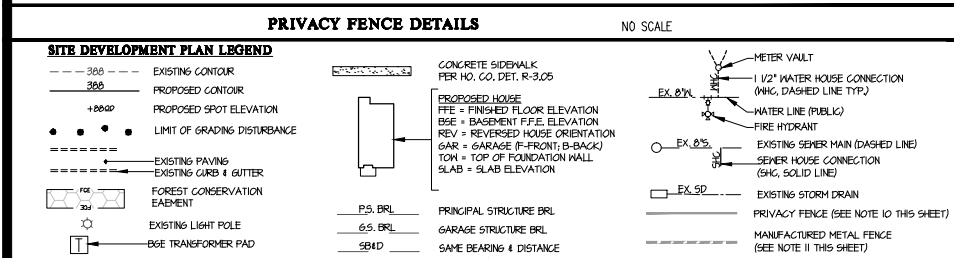
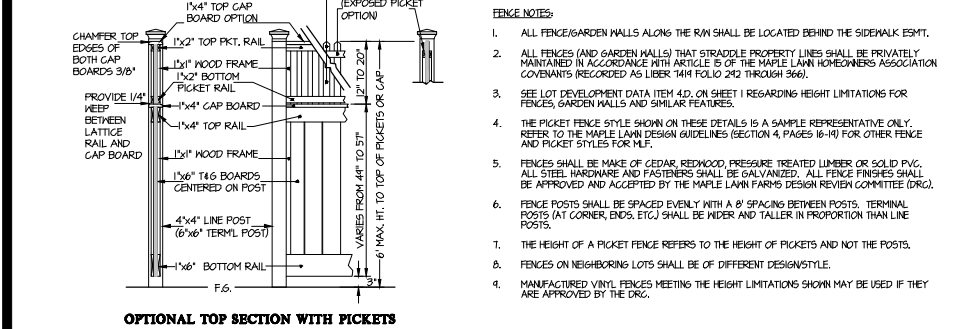
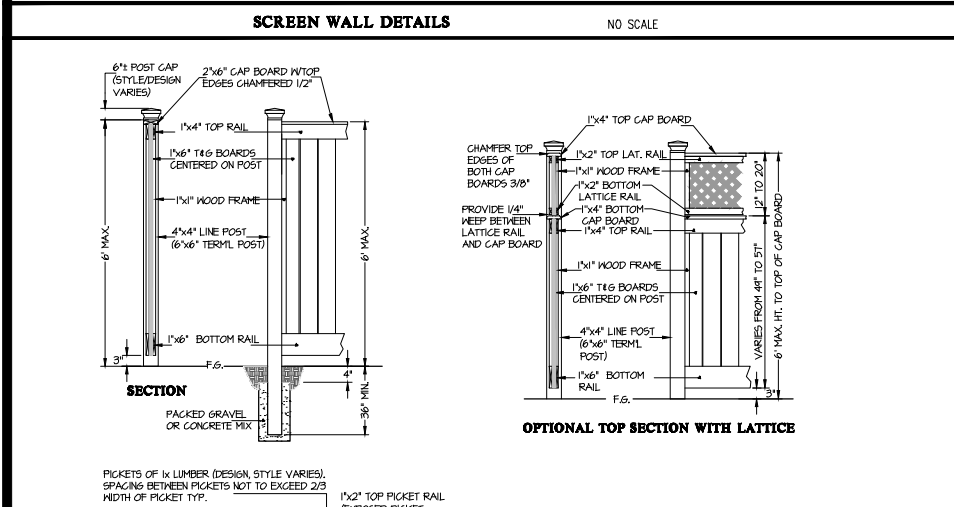
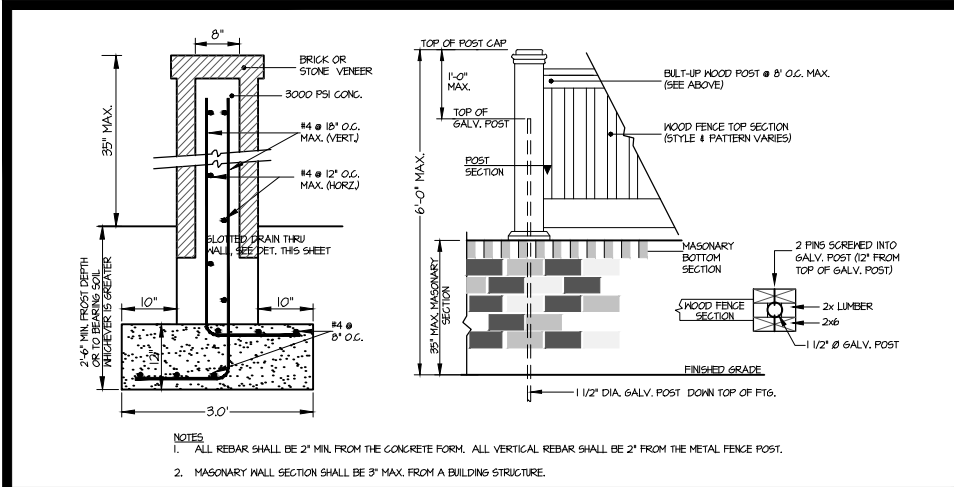
3/24/14  
Date

## Conceptual Site Plan



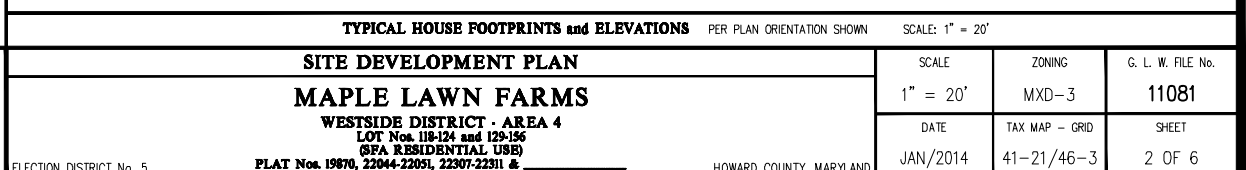
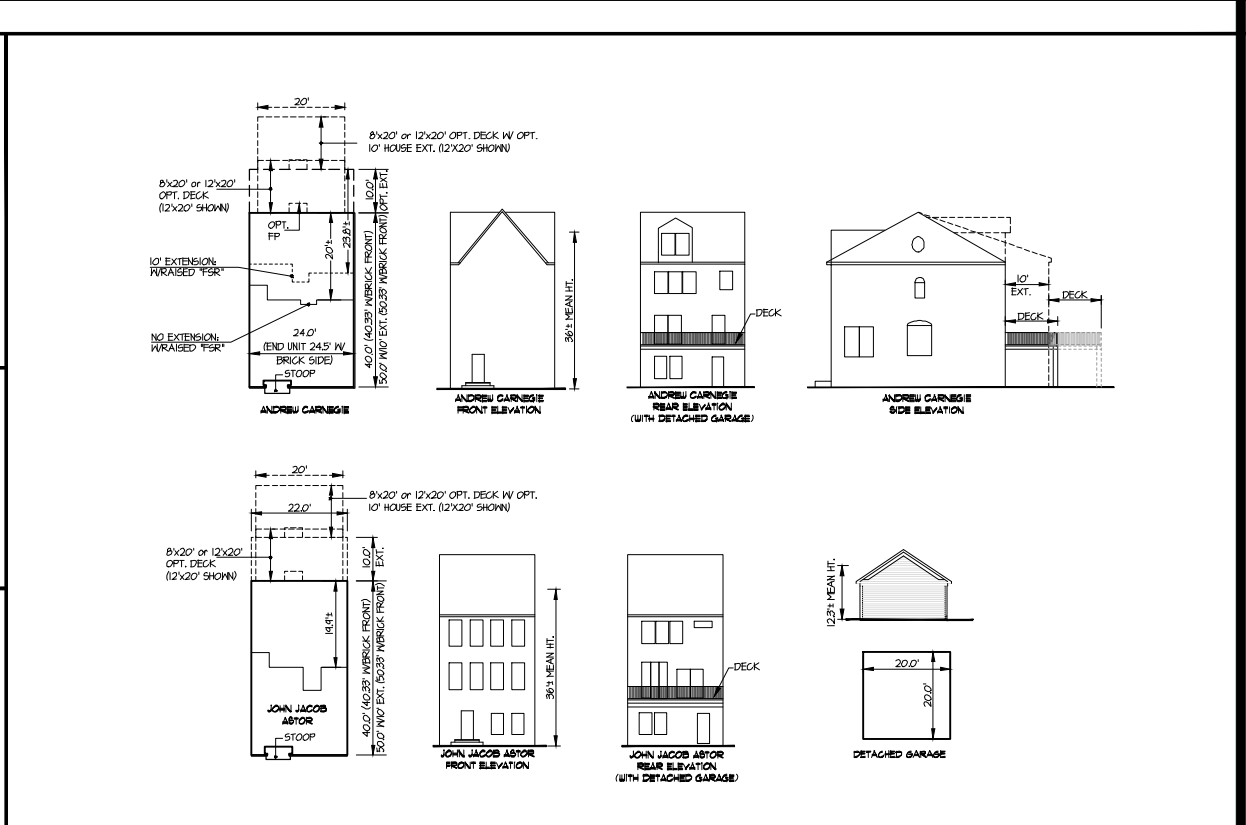






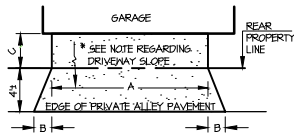
LOT	ELEVATION @ R/W	M.C.E.
118	417.82	426.34
119	421.52	431.02
120	421.50	431.00
121	426.01	431.61
122	426.13	431.73
123	428.02	433.22
124	428.50	433.30

NOTE: ALL SEWER HOUSE CONNECTIONS ARE 4".



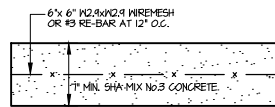


A	FOR 2-CAR GARAGE: 10' MIN. 18' MAX. FOR 3-CAR GARAGE: 20' MAX. IF CONTIGUOUS
B	7' FLARE MIN.
C	VARIABLES, SEE PLAN (9'-2" MIN)



PRIVATE DRIVEWAY and APRON DETAIL

NO SCALE



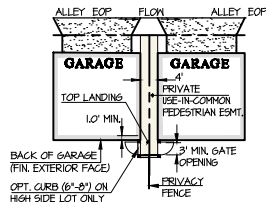
NOTES:

- UNLESS SHOWN OTHERWISE, INSTALL EXPANSION JOINTS AT MAX. 20'-0" O.C.
- PROVIDE 1/2" PREFORMED BITUMINOUS EXPANSION JOINT WHERE THE DRIVEWAY APRON ABUTS OTHER CONCRETE STRUCTURES OR PAVEMENTS.
- FOR REFERENCE, SEE HOWARD COUNTY STD. DETAILS R6.01-6.04.
- FOR BITUMINOUS PAVING, SEE HOWARD COUNTY STD. DETAIL R2.01 (P.4 SECTION).

CONCRETE DRIVEWAY & APRON PAVEMENT SECTION

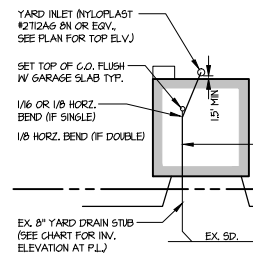
NO SCALE

(LOTS 119-120, 122-123, 126-127, )



SHARED PEDESTRIAN ACCESS DETAIL

SCALE: 1" = 20'



TYPICAL YARD DRAIN INSTALLATION

NO SCALE

GRAPHIC SCALE



APPROVED  
PLANNING BOARD OF HOWARD COUNTY

Date: \_\_\_\_\_

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director \_\_\_\_\_ Date \_\_\_\_\_

Chief, Division of Land Development \_\_\_\_\_ Date \_\_\_\_\_

Chief, Development Engineering Division \_\_\_\_\_ Date \_\_\_\_\_

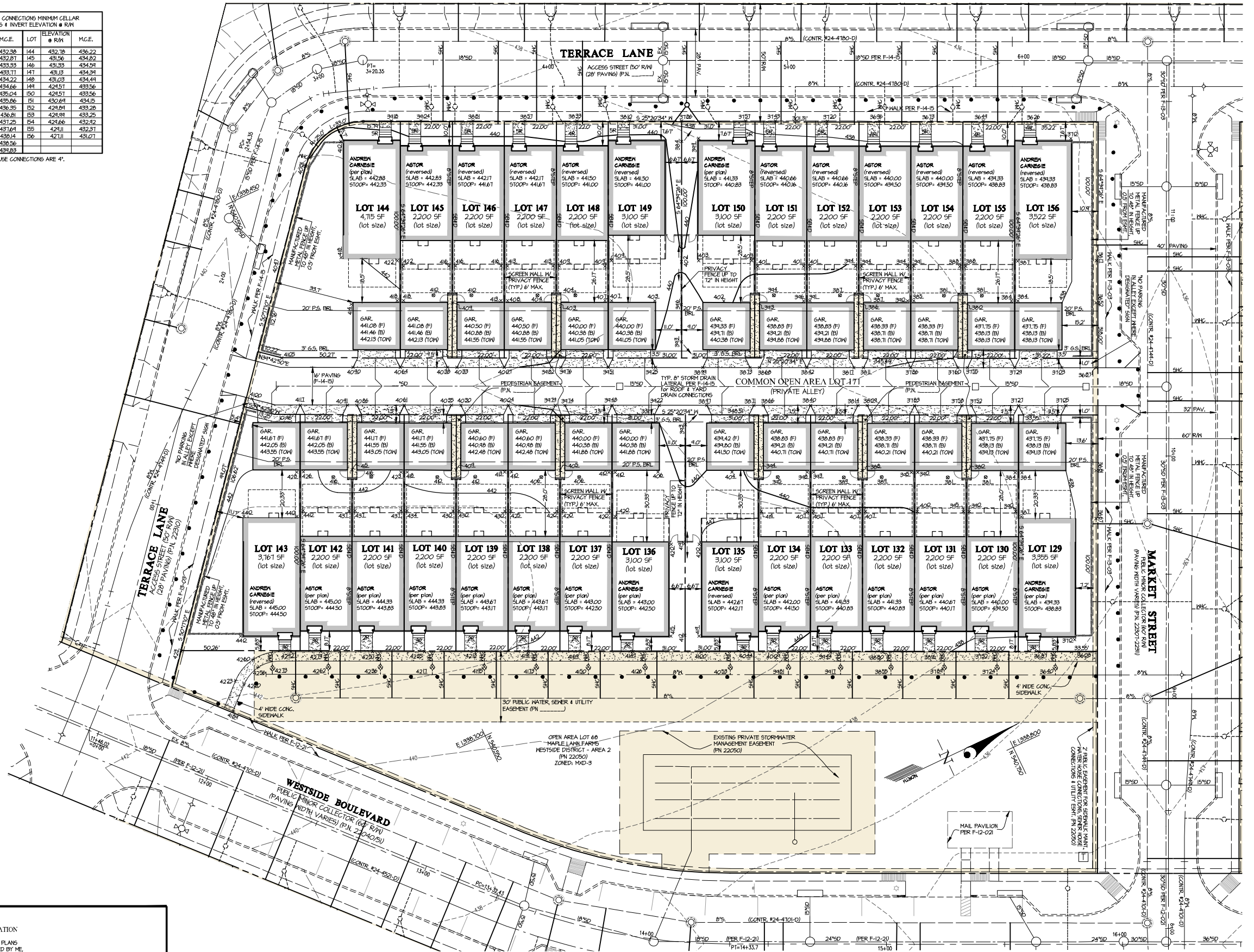
**GLW** GUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE, SUITE 250 - BURTONTOWN OFFICE PARK  
BURTONTOWN, MARYLAND 20866  
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

1: C:\DRAWINGS\2014\1081\PLANS BY GUTSCHICK LITTLE & WEBER, P.A. DES. mbt DRN. klp CHK. mbt

LOT	ELEVATION @ R/W	M.C.E.	LOT	ELEVATION @ R/W	M.C.E.
121	428.42	432.38	144	432.18	436.22
130	429.11	432.81	145	431.56	434.62
131	429.69	433.33	146	431.33	434.59
132	430.07	433.71	147	431.13	434.34
133	430.52	434.22	148	431.03	434.44
134	430.96	434.66	149	431.51	433.96
135	431.34	435.04	150	432.51	433.56
136	432.16	435.86	151	430.64	434.15
137	432.65	436.35	152	432.84	433.28
138	433.11	436.81	153	432.01	432.25
139	433.55	437.25	154	432.66	432.92
140	433.91	437.61	155	432.11	432.21
141	434.44	438.14	156	432.11	432.01
142	434.86	438.56			
143	435.11	438.81			

NOTE: ALL SEWER HOUSE CONNECTIONS ARE 4".



PREPARED FOR:

PROPERTY OWNER (SELLER):  
MAPLE LAWN FARMS I, LLC  
1829 RESTERSTOWN ROAD, SUITE 300  
BALTIMORE, MD 21208  
PH: 410-484-8400  
ATTN: MARK BENNETT

BUILDER (CONTRACT PURCHASER):  
NVR INC.  
9720 PATIENT WOODS DR.  
COLUMBIA, MD 21046  
PH: (410) 378-3956  
ATTN: TIM NAUGHTON

**SITE DEVELOPMENT PLAN**  
**MAPLE LAWN FARMS**  
**WESTSIDE DISTRICT - AREA 4**  
**LOT Nos. 118-124 and 129-156**  
**(SEA RESIDENTIAL USE)**  
**PLAT Nos. 19870, 22044-22053, 22307-22311 &**

SCALE	ZONING	G. L. W. FILE No.
1" = 20'	MXD-3	11081
DATE	TAX MAP - GRID	SHEET
JAN/2014	41-21/46-3	3 OF 6

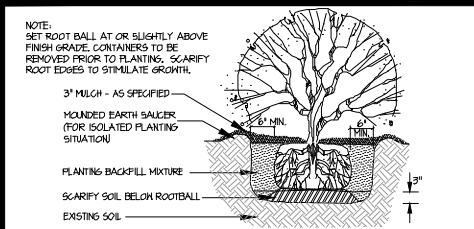
ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND

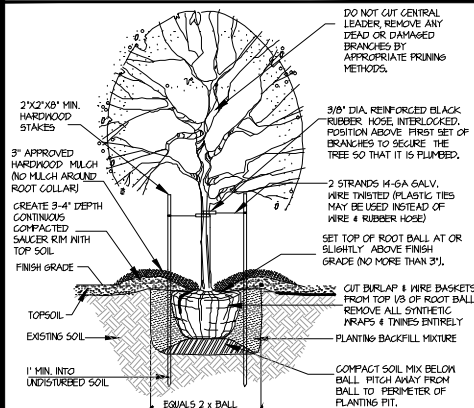








#### SHRUB PLANTING DETAIL



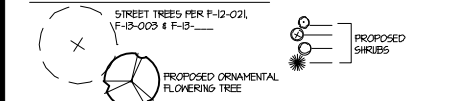
NOTE: ALL SUPPORTING DEVICES (STAKES, WIRES, ETC.) SHALL BE REMOVED AFTER 2 GROWING SEASONS.

#### DECIDUOUS TREE PLANTING DETAIL

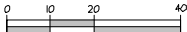
##### LANDSCAPE NOTES

- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.02.4 OF THE HOWARD COUNTY CODE & CHAPTER VI OF THE HOWARD COUNTY LANDSCAPE MANUAL (ALTERNATIVE COMPLIANCE) PLUS THE LANDSCAPE DESIGN CRITERIA OF 9-06-16 AND PB CASE NO. 316.
  - CONTRACTOR SHALL NOTIFY ALL UTILITIES AT LEAST (5) FIVE DAYS BEFORE STARTING WORK. ALL GENERAL NOTES, ESPECIALLY THOSE REGARDING UTILITIES, ON SHEET NO. 1 SHALL APPLY.
  - FIELD VERIFY UNDERGROUND UTILITY LOCATIONS AND EXISTING CONDITIONS BEFORE STARTING PLANTING WORK. CONTACT CONSTRUCTION MANAGER OR OWNER IF ANY RELOCATIONS ARE REQUIRED.
  - PLANT QUANTITIES SHOWN ON THE PLANT LIST ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. IF DISCREPANCIES EXIST BETWEEN QUANTITIES SHOWN ON THE PLAN AND THOSE SHOWN ON THE PLANT LIST, THE QUANTITIES ON THE PLAN SHALL TAKE PRECEDENCE.
  - ALL PLANT MATERIAL SHALL BE FULL, HEAVY, WELL FORMED, SYMMETRICAL, AND CONFORM TO THE A.A.J. SPECIFICATIONS. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THIS PLAN.
  - NO SUBSTITUTION SHALL BE MADE WITHOUT PRIOR APPROVAL FROM HOWARD COUNTY DPZ AND THE OWNER OR HIS REPRESENTATIVE.
  - ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES BUT NOT OTHERWISE PLANTED, PAVED, OR MULCHED SHALL BE SOODED OR SEEDED IN ACCORDANCE WITH THE PERMANENT SEEDING SPECIFICATION. A MINIMUM 4" OF TOPSOIL SHALL BE PROVIDED TO ALL PLANTING AREAS (FOR TOPSOIL SPEC. SEE SHEET 4).
  - THE CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING IF HE/SH SHE ENCOUNTERS SOIL DRAINAGE CONDITIONS THAT MAY BE DETRIMENTAL TO THE GROWTH OF THE PLANTS.
  - ALL EXPOSED EARTH WITHIN THE LIMITS OF PLANTING BEDS SHALL BE MULCHED WITH SHREDED HARDWOOD MULCH PER THE PLANTING DETAILS.
  - DO NOT PLANT WITHIN THE PUBLIC WATER, SEWER AND UTILITY EASEMENT.
  - "SCHEDULE-C" IS PROVIDED FOR LANDSCAPE SURETY CALCULATION PURPOSES. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING SHALL BE POSTED WITH THE GRADING PERMIT FOR HOUSE CONSTRUCTION IN THE AMOUNT OF \$ 12330.00 FOR THE LOTS PER THIS SCHEDULE AS FOLLOWS:  
10 SHADE AT \$300.00/TREE = \$ 3,000.00  
30 SHRUBS AT \$300.00/SHRUB = \$ 9,330.00
- FOR LANDSCAPE INSPECTION TO OBTAIN THE RELEASE OF THE SURETY, CONTACT HOWARD COUNTY DEPT. OF PLANNING & ZONING AT 410-313-2850. SEE THE CHART ON THIS SHEET FOR THE BREAK DOWN OF THE SURETY ON A PER LOT BASIS.

#### PLANTING LEGEND



#### GRAPHIC SCALE



#### APPROVED PLANNING BOARD OF HOWARD COUNTY

Date: \_\_\_\_\_

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director \_\_\_\_\_ Date \_\_\_\_\_

Chief, Division of Land Development \_\_\_\_\_ Date \_\_\_\_\_

Chief, Development Engineering Division \_\_\_\_\_ Date \_\_\_\_\_

**GLWG** GUTSCHKE LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS

3309 NATIONAL DRIVE - SUITE 250 - BURLINGAME OFFICE PARK

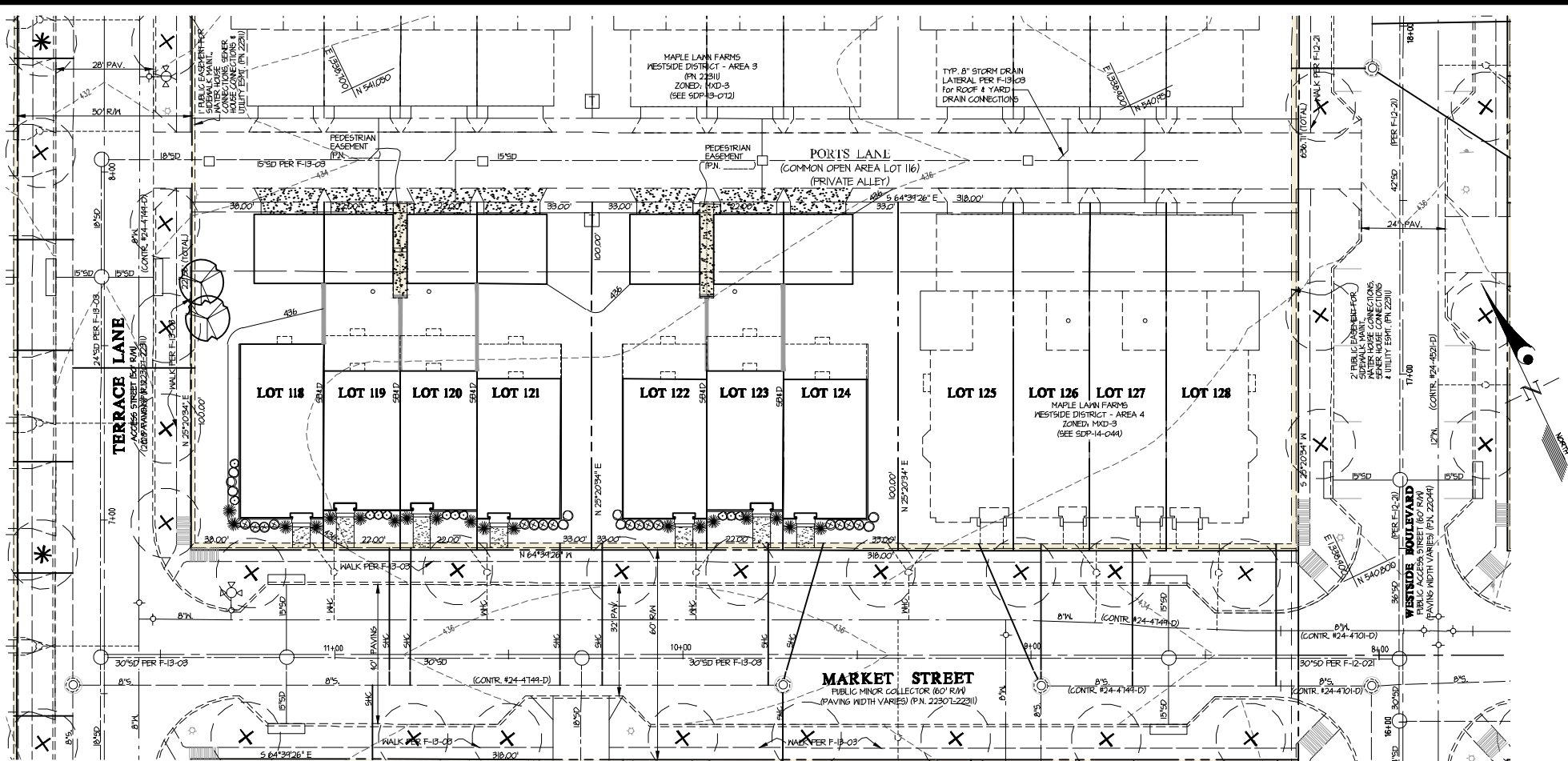
BURLINGAME, MARYLAND 20866

TEL: 301-421-4024 FAX: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE \_\_\_\_\_ REVISION \_\_\_\_\_ BY \_\_\_\_\_ APPR. \_\_\_\_\_

#### NOTES

- AT THE TIME OF PLANT INSTALLATION, ALL SHRUBS AND TREES LISTED AND APPROVED ON THE LANDSCAPE PLAN SHALL COMPLY WITH THE PROPER HEIGHT REQUIREMENT IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATIONS OF THE REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THE APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO THE APPLICABLE PLANS.
- THE OWNER, TENANTS AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING INCLUDING BOTH PLANT MATERIALS AND BERRIES, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIAL TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.



#### PLANT LIST

SYMBOL	QUANT.	SIZE	NAME (BOTANICAL/COMMON) OF PLANTS FOR SELECTION BY OWNER/BUYER	COMMENTS
	14	ALL ORNAMENTAL FLOWERING TREES SHALL BE 15'-2" CAL. AND 8'-10" HT.	AMELANCHIER CANADENSIS / SHADDOLOH SERVICEBERRY GRATAGIS VIRIDIS / WINTER KING / WINTER KING HAWTHORNE CERCIS CANADENSIS / EASTERN REDBUD MAGNOLIA SOULIANIANA / SAUCER MAGNOLIA MAGNOLIA STELLATA / STAR MAGNOLIA BETULA NIGRA / RIVER BIRCH LAGERSTROEMIA INDICA / CRAFT MYRTLE 'TONTON'	ALL 1/4" SERVICEBERRY SHALL BE TREE FORM
	48	ALL 18" - 24" SPREAD	AZALEA VAR. 'SUNPO FINE' / SUNPO WHITE / 'KADENPO' COTONEASTER DAMMERI / CORAL BEAUTY / CORAL BEAUTY COTONEASTER COTONEASTER HORIZONTALIS 'TOM THUMB' / TOM THUMB COTONEASTER JUNIFERUS HORIZONTALIS VAR. / JUNIFER VAR. 'BARK HARBOR' / ANDORRA' / WILTON BLUE RUG' JUNIFERUS PROCESSIONS NANA / DWARF JAPANESE GARDEN LILY	ALL CONTAINERIZED
	47	ALL 24" - 30" SPREAD	AZALEA VAR. 'DELAWARE VALLEY WHITE' / 'HERSHEY RED' / HINO GRINSON' DEUTZIA GRACILIS / SLENDER DEUTZIA ILEX CRENATA 'HELLE' / DWARF JAPANESE HOLLY ILEX GLABRA 'CONTRACTA' / DWARF INK BERRY MAHONIA AQUIFOLIUM / OREGON GRAPE HOLLY SPIREA NIPPONICA 'SNOWMOUND' / SNOWMOUND SPIREA	ALL CONTAINERIZED
	31	ALL 24" - 30" SPREAD & 2 1/2' - 3' HT.	ELCOTYUS CLAUSTRICATUS 'MANHATTAN' / MANHATTAN EUCONYMUS MAHONIA BEALEI / LEATHERLEAF MAHONIA OSMANTHUS HETEROPHYLLUS 'SAUTIDE' / SHEET HOLLY RHOICODENDRON HYBRID VAR. (CAT. ALBUM, CAT. GRANDIFLORA, ENGLISH ROSEUM, ROSEUM ELEGANS) RHOICODENDRON PLUM / PLUM RHOICODENDRON TAXUS GIBBATA 'NANA' / DWARF JAPANESE YEW VIBURNUM CAULES / KOREAN SPICE VIBURNUM BUXUS SEMPERVIRENS / BOXWOOD	ALL CONTAINERIZED
	84	ALL 3' - 4' HT.	ILEX VERTICILLATA VAR. / WINTERBERRY HOLLY VAR. ('CARDINAL', 'LIM DANDY', 'RED SPUR', 'WINTER RED' / SPARKLEBERRY) JUNIFERUS CHINENSIS 'BLUE POINT' / BLUE POINT JUNIFER TAXUS MEDIA 'HICKSII' / HICKS YEW THUJA OCCIDENTALIS 'EMERALD GREEN' / EMERALD GREEN ARBORVITAE	ALL CONTAINERIZED

#### RESIDENTIAL LOT INTERNAL LANDSCAPING REQUIREMENTS (SCHEDULE-C)

LOT	REQUIRED FRONT YARD PLANTING: SHRUBS AT 1/4 OF LOT WIDTH AT EBL (NO SHADE TREES ARE REQUIRED)			REQUIRED PLANTINGS ON SIDE OF EPA BUILDINGS ORIENTED TO PUBLIC ROADWAYS, PROVIDE 1/4 OF SIDE BLDG. LENGTH		PLANTINGS PROVIDED			COMMENTS
TYPE	NO.	LOT WIDTH	SHRUBS REQUIRED	SIDE BLDG. LENGTH	SHRUBS	SHD. TREE	SHRUBS	OTHERS (AS SUBSTITUTIONS)	
townhome									
118	38.0'	10		50.33'	13	n/a	13	2 ORNAMENTAL FOR 10 SHRUBS	
119	22.0'	6		n/a	n/a	n/a	6		
120	22.0'	6		n/a	n/a	n/a	6		
121	33.0'	8		n/a	n/a	n/a	8		
122	33.0'	8		n/a	n/a	n/a	8		
123	22.0'	6		n/a	n/a	n/a	6		
124	33.0'	8		n/a	n/a	n/a	8		
124	33.55'	8		50.33'	13	n/a	11	2 ORNAMENTAL FOR 10 SHRUBS	
130	22.0'	6		n/a	n/a	n/a	6		
131	22.0'	6		n/a	n/a	n/a	6		
132	22.0'	6		n/a	n/a	n/a	6		
133	22.0'	6		n/a	n/a	n/a	6		
134	22.0'	6		n/a	n/a	n/a	6		
135	31.0'	8		n/a	n/a	n/a	8		
136	31.0'	8		n/a	n/a	n/a	8		
137	22.0'	6		n/a	n/a	n/a	6		
138	22.0'	6		n/a	n/a	n/a	6		
139	22.0'	6		n/a	n/a	n/a	6		
140	22.0'	6		n/a	n/a	n/a	6		
141	22.0'	6		n/a	n/a	n/a	6		
142	22.0'	6		n/a	n/a	n/a	6		
143	50.26'	13		50.33'	13	n/a	16	2 ORNAMENTAL FOR 10 SHRUBS	
144	48.18'	12		50.33'	13	n/a	15	2 ORNAMENTAL FOR 10 SHRUBS	
145	22.0'	6		n/a	n/a	n/a	6		
146	22.0'	6		n/a	n/a	n/a	6		
147	22.0'	6		n/a	n/a	n/a	6		
148	22.0'	6		n/a	n/a	n/a	6		
149	31.0'	8		n/a	n/a	n/a	8		
150	31.0'	8		n/a	n/a	n/a	8		
151	22.0'	6		n/a	n/a	n/a	6		
152	22.0'	6		n/a	n/a	n/a	6		
153	22.0'	6		n/a	n/a	n/a	6		
154	22.0'	6		n/a	n/a	n/a	6		
155	22.0'	6		n/a	n/a	n/a	6		
156	35.22'	9		50.33'	13	n/a	12	2 ORNAMENTAL FOR 10 SHRUBS	

COMMENTS:  
A. SUBSTITUTION FOR DIFFERENT TYPE OF PLANT MATERIALS ARE AS FOLLOWS:  
1 SHADE TREE = 2 ORNAMENTALS OR EVERGREEN TREES + 10 SHRUBS, 5 SHRUBS = 1 ORNAMENTAL OR EVERGREEN TREE

#### LANDSCAPE SURETY PER LOT

BUILDER	LOT NO.	PLANT QUANTITY		SURETY AMOUNT
		OPEN SPACE TREES* * SEE NOTE	SHRUBS	
NVR at MAPLE LAWN L.L.C.	118	n/a	23	\$ 640.00
	119	n/a	6	\$ 180.00
	120	n/a	6	\$ 180.00
	121	n/a	8	\$ 240.00
	122	n/a	8	\$ 240.00
	123	n/a	6	\$ 180.00
	124	n/a	8	\$ 240.00

\* FOR RESIDENTIAL BUILDING TYPES  
ENFRONTING AN ATTACHED GREEN, STREET  
TREES SHALL BE PLANTED IN FRONT OF  
THE STRUCTURES AND WITHIN THE PUBLIC  
OPEN SPACE. TREES SHALL BE SPACED TO  
CONFORM WITH THE SPACING OF THE  
ADJOINING THOROUGHFARE AND NOT LESS  
THAN 40' ON CENTER. THE 8 SHADE TREES  
SHALL MATCH THE STREET TREES ALONG  
WESTSIDE BLVD AND THE 4 ORNAMENTAL  
TREES (2 ON THE OPEN SPACE LOT AND 2  
ON LOTS 135 & 136) SHALL BE AS SHOWN.

THE 8 SHADE TREES ARE BOND (@ \$300/TREE)  
THE 4 ORNAMENTAL TREES ARE BOND (@ \$150/TREE)

SUBSTITUTION FOR DIFFERENT TYPE OF PLANT  
MATERIALS ARE AS FOLLOWS:  
1 SHADE TREE = 2 ORNAMENTALS  
A TOTAL OF 10 SHADE TREES ARE  
PROVIDED FOR THE REQUIRED QUANTITY OF  
10 FOR 380' TOTAL LINEAR FEET OF LOT  
FRONTAGE ON OPEN GREENS.

#### THIS PLAN IS FOR PLANTING PURPOSES ONLY

#### LANDSCAPE PLAN

#### MAPLE LAWN FARMS

WESTSIDE DISTRICT - AREA 4

LOT Nos. 118-124 and 129-156

(BFA RESIDENTIAL USES)

PLAT Nos. 19870, 22044-22053, 22307-22311 &

SCALE  
1" = 20'

ZONING  
MXD-3

G. L. W. FILE No.  
11081

DATE  
JAN/2014

TAX MAP - GRID  
41-21/46-3

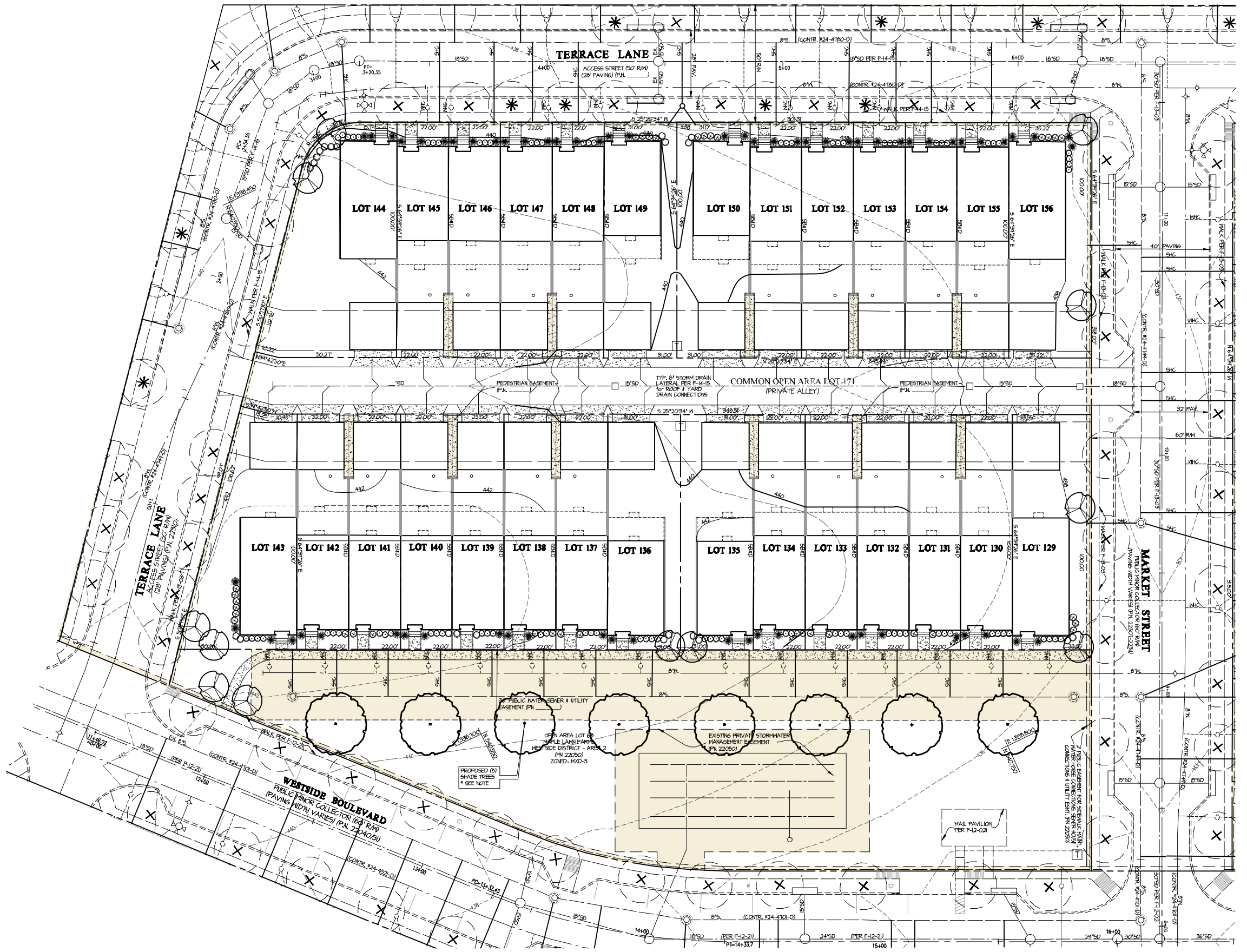
SHEET  
5 OF 6

ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND

PREPARED FOR:  
PROPERTY OWNER (SELLER):  
MAPLE LAWN FARMS L.L.C.  
1828 ROSTERTOWN ROAD, SUITE 300  
BALTIMORE, MD 21208  
PH: 410-484-8400  
ATTN: MARK BENNETT

BUILDER (CONTRACT PURCHASER):  
NVR INC.  
9720 PATUXENT WOODS DR.  
COLUMBIA, MD 21046  
PH: (410) 379-5956  
ATTN: TIM NAUGHTON



**DEVELOPER'S/BUILDER'S CERTIFICATE**  
I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE  
ACCORDING TO THE PLAN SECTION 16.024 OF THE HOWARD COUNTY CODE AND THE  
HOWARD COUNTY LANDSCAPE MANUAL AND THE MLF LANDSCAPE DESIGN CRITERIA.  
I/WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE  
INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT  
MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

NAME: \_\_\_\_\_ DATE: \_\_\_\_\_



APPROVED  
PLANNING BOARD OF HOWARD COUNTY

Date: \_\_\_\_\_

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: \_\_\_\_\_ Date: \_\_\_\_\_

Chief, Division of Land Development: \_\_\_\_\_ Date: \_\_\_\_\_

Chief, Development Engineering Division: \_\_\_\_\_ Date: \_\_\_\_\_

**GLWGUTSCHICK LITTLE & WEBER, P.A.**

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONTOWN, MARYLAND 20866  
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

PREPARED FOR:

PROPERTY OWNER (SELLER):  
MAPLE LAWN FARMS I LLC  
1829 ROSTERTOWN ROAD, SUITE 300  
BALTIMORE, MD 21208  
PH: 410-484-8400  
ATTN: MARK BENNETT

BUILDER (CONTRACT PURCHASER):  
NVR INC.  
9720 PATUXENT WOODS DR.  
COLUMBIA, MD 21046  
PH: (410) 379-5956  
ATTN: TIM NAUGHTON

LANDSCAPE PLAN

**MAPLE LAWN FARMS**

**WESTSIDE DISTRICT - AREA 4**

**LOT Nos. 118-124 and 129-156**

**(SRA RESIDENTIAL USES)**

**PLAT Nos. 19870, 22044-22053, 22307-22311 &**

SCALE

1" = 20'

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ZONING

MXD-3

TAX MAP - GRID

41-21/46-3

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SHEET

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